



COMMUNITY COMPASS

Charting the Course of Community Development

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Poplar Bluff's Promise Volunteer Center: A Success Story in an Extraordinary Community

Thanks to a \$15,000 planning grant from the Missouri Community Service Commission of the Department of Economic Development, the City of Poplar Bluff now has a successful volunteer center. The Volunteer Center, located at City Hall, serves as a clearinghouse where local not-for-profit organizations register their volunteer opportunities. Through donated media, volunteers are recruited to fill these opportunities.

Since the center opened in April 2004, 179 local volunteers have registered to serve at one of the 60 local organizations that seek volunteers through the center. The Volunteer Center has also written a successful AmeriCorps team proposal and now serves as the host of 13 AmeriCorps members who serve at five Poplar Bluff elementary schools, the Boys and Girls Club of Poplar Bluff, the Cotton Boll Area

"As Mayor of Poplar Bluff, I immediately recognized the value of a volunteer center in serving the needs of our community. I was excited to be involved in the planning process and was glad that the City of Poplar Bluff could furnish some of the needed resources."

*Loyd Matthew, Mayor, City of
Poplar Bluff*

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DOWNTOWN IMPROVEMENTS IN WARRENTON AND HOUSTON

The cities of Warrenton and Houston will soon be able to improve their downtown business districts, thanks in part to state grants.

Warrenton, located in Warren County, has been awarded a \$390,000 downtown revitalization grant through the Community Development Block Grant program. The city plans to extend Market Street from the I-70 South Service Road near the Warrenton Outlet Center to Main Street.

Warrenton officials have been working to redevelop the downtown area through new commercial opportunities and renovation incentives for current business owners. As part of those redevelopment efforts, Warrenton plans to open access to its downtown area to shoppers who visit the Outlet Center. By extending Market Street, shoppers will have convenient access to downtown shops as well. The extension of Market Street will include the construction of 3,500 feet of concrete roadway.

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Missouri Community Service Commission Awards Mini-Grants for Youth-Oriented Community Service Projects

The Missouri Community Service Commission recently announced the approval of more than \$40,000 in grants through its Commission Mini-Grant Program. The grants provide up to \$2,500 to support youth-led service projects to be completed by the completion of the 2004-2005 school year.

Mini-grants provide federal resources from the Corporation for National and Community Service to fund service learning projects or community service projects that either provide youth (ages 5-25) with opportunities to serve within their communities or lead a service project that addresses a particular community need. Elementary, secondary, or higher education institutions, government entities or not-for-profit organizations are eligible.



Programs that will receive funding for the 2004-2005 school year are:

- **Branson** -- The Hiding Place Ministry, Inc. -- \$1,200; youth sort donations to local abuse center
- **Cape Girardeau** -- Youth United Way -- \$900; promote animal adoption at Humane Society
- **Chillicothe** -- Chillicothe Middle School -- \$2,500; student-led project on CMS Cares Day
- **Columbia** -- University of Missouri Curators-- \$2,500; used clothing store (Boonslick Industries/MU students)
- **DeKalb** -- Buchanan County R-IV Schools -- \$2,500; build family/play area at a community park
- **Ironton** -- Arcadia Valley Schools-Key Club -- \$1,750; rehabilitate Iron County Cemetery
- **Kansas City** -- Center of Differentiated Education/Hickman Mills -- \$1,700; teen driver safety education
- **Kansas City** -- Northland Community Alliance -- \$1,500; renovate four homes of seniors and a small park
- **Kansas City** -- Operation Breakthrough, Inc. -- \$1,583; school-aged children explore job/volunteer opportunities
- **Kansas City** -- Scaritt Elementary -- \$2,468; students read to the elderly
- **Kansas City** -- The Historical Society of New Santa Fe -- \$1,105; Earth Day trailside restoration project
- **Lebanon** -- Lebanon Area Chamber of Commerce -- \$1,900; downtown mural project
- **Lebanon** -- University of Missouri Extension -- \$1,575; students have monthly activities with seniors
- **Marquand** -- Marquand Zion R-VI Beta Club -- \$2,150; community center landscaping
- **Miller** -- Miller High School -- \$820; Main Street beautification
- **Potosi** -- Washington Co. Community Partnership -- \$1,372; promote good oral health in indigent communities
- **St. Louis** -- Bevo Area Community Improvement Corp. -- \$528; operate food pantry
- **St. Louis** -- Campus Kitchen at St. Louis University -- \$2,445; distribute food and meals to the needy
- **St. Louis** -- Faith Beyond Walls -- \$2,465; service projects designed for community betterment
- **St. Louis** -- KUTO -- \$2,500; teen suicide prevention education and awareness project
- **St. Louis** -- Operation Food Search, Inc. -- \$2,450; distribute food and meals to the needy
- **Springfield** -- Ozarks Literacy Council -- \$2,322; improve reading literacy for at-risk youth
- **Webb City** -- Webb City Middle School -- \$900; outdoor classroom construction project

The Missouri Community Service Commission is located within the Missouri Department of Economic Development, Community Development Division and administers AmeriCorps programs in Missouri.



MDFB Approves First MODESA Project

The Missouri Development Finance Board approved financial assistance for Kansas City's KC Live! project, making it the first project approved for funding under the Missouri Downtown Economic Stimulus Act (MODESA).

The board voted unanimously to support a recommendation from the Missouri Department of Economic Development to fund the project under MODESA.

"We have completed a thorough review of this application and are providing a positive recommendation to the board," said DED Director Kelvin Simmons. "We have had ongoing discussions with the City of Kansas City for several months and believe that we have provided due diligence on behalf of the citizens of Missouri."

"There are, however, some issues where we will need further information and my recommendation outlines several safeguards that must be addressed before we can issue a final certification. But we believe these issues can be worked out over a period of time so this project can move forward."

The Kansas City Live! project encompasses part of the core downtown area, which has been on the decline in recent years. The overall project will cost more than \$320 million and will complement other redevelopment projects being planned for Kansas City.

The Missouri Downtown Economic Stimulus Act was approved by the General Assembly and signed by Governor Bob Holden in 2003. The legislation is designed to facilitate the redevelopment of downtown areas and the creation of jobs by providing for funding of public infrastructure.

Under MODESA, a portion of the new state and local tax revenues created by a project can be disbursed to fund eligible public infrastructure and related costs for up to 25 years.

The law requires communities to submit MODESA applications to the Department of Economic Development, which conducts an analysis and makes a recommendation to the Missouri Development Finance Board. The next step in the process will be the issuance of a Certificate of Approval by DED outlining the terms of financing.



Did You Know?

Every 4 days in Missouri a facility is either newly constructed or renovated with the help of Community Development.



Sallie Hemenway

DIRECTOR'S CORNER

CDBG and Outcome Measures: An Update

For the last year, I have served on a national working group to determine outcome measures for the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), the Emergency Shelter Grant Program (ESG), and the Housing Opportunities for Persons With AIDS Program (HOPWA). The working group is made up of state members of the Council of State Community Development Agencies (COSDA), city members of the National Community Development Association (NCDA), county members of the National Association for County Community Economic Development (NACCED), representatives from the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division, Policy and Research, and the Office of the Assistant Secretary, and representatives from the Office of Management and Budget (OMB). I currently serve on the Board of COSDA and through that venue was selected by the membership of states to participate on this working group.

Several issues converged on these federal programs in the past couple of years to influence the decision to convene a group to study and address the value of using performance outcome measures. Flat funding indicated the need for us to find a better way to tell the success stories of CDBG, HOME, ESG, and HOPWA. The use and success of the programs is something that we all know intuitively, but clearly need to articulate in a more succinct manner. No test proved that more than the resulting score CDBG received on the OMB Performance Assessment Rating Tool, or PART.

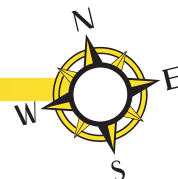
A PART score has been and is being applied to every federal domestic grant program by the OMB. The PART (details of which may be found at <http://www.whitehouse.gov/omb/>) scores a program on a 100-point scale and applies an "effective," "moderately effective," "adequate," or "ineffective" label on the program, depending upon the final score. The CDBG Program was scored and received a 25. That score, although surprising to those of us who have worked with the program for many years and have seen its positive impact, resulted in labeling the program as "ineffective." (HOME scored 74 or 75; "moderately effective.") (Please note these scores reference the programs in their entirety, on a nationwide basis, and do not reflect the performance of any state or entitlement city.)

The PART rates programs on four sections: Purpose and Design (20%); Strategic Planning (10%); Program Management (20%); and Program Results (50%). The scoring is weighted and provided as a percentage for each of the four categories. For Purpose and Design CDBG received 0%, for Strategic Planning CDBG received 38%, for Program Management the CDBG program received 67%, and for Program Results CDBG received 27%.

COSDA membership reviewed the PART score question by question for the CDBG and HOME Programs. Although we disagreed with many of the positions taken by OMB, we began to concentrate on the section that represented the biggest weighted factor that we also felt we could have some positive impact on: Program Results. For example, tackling OMB's response to questions under Section One of the CDBG PART (Purpose and Design) was not a field we thought we could tackle with any result. The first question under section one reads, "Is the program purpose clear?" OMB's response: "The program does not have a clear and unambiguous mission. Both the definition of community development and the role CDBG plays in that field are not well defined." Suffice it to say, that battle may be better fought another day.

Rather, we decided our collective effort would be in exploring an outcome framework for measuring the success of CDBG and attempting to provide a better score for what amounts to 50% of the total under Section Four Program Results. Our goal on the first round is to move the score into the "adequate" or "moderately effective" category. If successful, we can take on the other sections and prove our case. I am always up for a good debate about the role of community development and especially about the impact of CDBG. We also want to do everything possible to move the HOME score up as well. OMB has not scored the HOPWA and ESG programs yet.

At the same time that we convened the COSDA group, HUD issued a Memorandum to states and entitlements about creating performance measures. It appeared that the work of our group was going to become a compliance issue too.



COSCDA worked at the state level (8 volunteer states) to develop an outcome framework. Six months ago, I represented the states by presenting that framework to HUD, OMB, and the other interest groups at a meeting in Washington. At the end of the meeting, we requested that a larger working group convene to take up the framework and move it forward into implementation. All parties agreed and since then have been working together to refine the mechanism.

The dynamic of the group is extremely interesting. We all have the same goal, but we have completely different purposes for sitting at the table and sometimes have completely different paths we would like to take to achieve that goal. COSCDA's creed has been to:

- Maintain the flexibility in the program at all costs;
- Limit the amount of additional workload and reporting on the grantees; and
- Depict our results while assuring local decision-making and local purpose for use of the funds.

This has been a great opportunity for me and I believe that the work of this group is valuable and will be well received.

The part we admire most about CDBG is its flexibility. But, that feature is the one thing that makes creating an effective outcome framework the hardest. If CDBG were a single purpose program, it would be easy to create one measure for success, implement it, and move on. The fact that communities can do so many things with CDBG makes the task of measurement harder, but not impossible. In fact, that single purpose factor was the leading reason why HOME scored a 74 in its PART evaluation.

The framework of our outcome measures relies on three main objectives: creating a suitable living environment, providing decent housing, and providing economic opportunities. Those three objectives are "why" we apply CDBG, HOME, HOPWA, or ESG funds to any project. They represent our goals. The next part of the framework describes the outcome statements. These are the methods, or "how," we go about achieving our objectives or goals. There are three: accessibility/availability, affordability, and sustainability. The programs provide access where there was none, affordability where there was none, and sustainability where the private market alone cannot affect the outcome. The final part of the framework includes outcome indicators. These indicators (there are 15-20) are combinations of outputs (numbers of people, units, etc.) combined with eligible activities that use one of the outcome statements in order to achieve an overall objective. It is not a difficult framework. It is one, however, that allows data to be rolled up from the 1100 HUD grantees (including the State of Missouri) that will provide a compelling story that everyone ought to hear.

My best to all of you in the New Year.

COMMUNITY DEVELOPMENT PHONE LIST

Director's Office	573-522-4173	Historic Preservation Tax Credit	573-522-8004
Brownfield Redevelopment Program	573-522-8004	Jobs Now	573-522-4173
Community Development Block Grant	573-751-3600	MoCAPP	573-751-5096
Community Development Corporation	573-522-8004	MODESA/MORESA	573-526-0315
Community Service Commission	573-751-7488	Neighborhood Assistance Program	573-751-4539
Enterprise Zone/Enhanced Enterprise Zone	573-751-9051	Neighborhood Preservation Act	573-522-8004
Family Development Account	573-526-5417	Youth Opportunities Program	573-751-4539



Tools for Building Extraordinary Communities

Family Development Account Program (FDA)

The Missouri General Assembly passed legislation in 1999 creating the Family Development Account Program (FDA), Missouri's individual development account program. The program, administered by the Missouri Department of Economic Development, is a community building initiative established for the purpose of promoting self-sufficiency through asset development for low-income Missourians in a matched savings program. To date, approximately 35 states have passed similar legislation.

You may have heard the term Individual Development Accounts (IDAs) and wondered what they are and how they differ from Missouri's FDA Program. IDAs and FDAs (just different terminology) are matched savings accounts designed to help low-income and low-wealth families accumulate a few thousand dollars for high return investments in education or job training, homeownership, or starting a small business.

For many years, individuals applying for public benefits were not allowed to have "available resources" or forced to "spend-down" their resources in order to qualify for public assistance benefits. IDAs are one step towards restoring the opportunity for poor people and distressed communities to realize the American Dream of good jobs, safe homes, and small businesses.

How the Program Works

The Department of Economic Development (DED) will issue state income tax credits to an eligible taxpayer who donates money to an organization approved to administer a FDA project. Organizations approved to administer a FDA project will recruit low-income Missourians into a matched savings program to offset costs for:

1. Education at an accredited institution of higher learning;
2. Job training at an accredited or licensed training program;
3. Purchase of a primary residence;
4. Major repairs or improvements to a primary residence; or
5. Start-up capitalization of a small business.

Community-based organizations provide a match of up to 3:1 for cash contributions deposited by the saver into the

account.

The saver participating in an approved account program will be required to:

1. Open a family development account at an approved financial institution. All monies in the account, including interest earned, belong to the saver.
2. Identify an eligible use for the savings and matching funds.
3. Attend at least four economic literacy seminars established by the community-based organization.
4. Limit deposits to not more than \$2,000 in a calendar year.
5. Withdraw funds for approved expenditures.
6. Participate at least six months before making withdrawals.
7. Withdraw funds for allowable program purposes no later than the end of five years following the saver's initial approval.

Eligible Applicants

Any religious or charitable association formed pursuant to Chapter 352, RSMo.

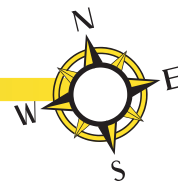
Application Procedure

Applications from eligible organizations may be submitted to the FDA program at any time. Applications will be reviewed in the order they are received. Community Development staff will review applications and make award determinations. Every effort is made to notify organizations of a tax credit award within 30 days from receipt of the application in the Jefferson City office.

Funding Limits

The maximum credits available are \$4 million in 50% tax credits per state fiscal year.

The complete 2005 FDA guidelines and application are available on the website at <http://www.ded.mo.gov/communities/communitydevelopment/fda/> or you may contact Karen Henry at (573) 526-5417 or e-mail: karen.henry@ded.mo.gov for additional information or to request an application packet.



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Extraordinary Community: Poplar Bluff (cont.)

Council of Girl Scouts of America, the Poplar Bluff Adult Education and Literacy Center, and the Butler County Emergency Management Agency. These service sites are helping to share Volunteer Center operating costs.



Rebecca Winters,
Volunteer Center Director

The Volunteer Center planning process was led by the Butler County Community Resource Council. Beginning in October 2003, the Butler County Community Resource Council assembled a diverse group of concerned citizens from a variety of local agencies to plan and seek resources for the opening of the Volunteer Center.

Organizations participating in the planning process included City of Poplar Bluff, Butler County Emergency Management, Butler County Health Department,

Boys and Girls Club of Poplar Bluff, MO Department of Health and Senior Services, Retired Senior Volunteer Program, Adult Education and Literacy Center, Poplar Bluff Public Schools, Ozark Foothills Regional Planning Commission, State Emergency Management Agency, Girl Scouts of America, and the Butler County Commissioners' Office.

The planning team was able to locate space in City Hall at greatly discounted cost. The planning team created a job description for a Volunteer Center Director and developed initial operating procedures for the center. The planning committee was able to solicit donated furniture, office equipment, and cash. Since opening, the Volunteer Center Planning Committee has continued to meet monthly as an advisory group helping the center to sustain its operations through assisting by seeking both state and federal grants.

In July, the Volunteer Center played a key role in the Ozark Gateway Workcamp. This Workcamp was sponsored by a variety of community organizations and brought 800 young people from 14 states to work on 150 homes belonging to the elderly and disabled in Butler County. During the week long camp, the visiting youth stayed at area schools and donated over 11,000 hours of time on the home repair projects. Approximately \$40,000 was raised to purchase materials.



Ozark Gateway Workcamp Volunteers

"The AmeriCorps team has been a wonderful asset to our programs and the youth of our community. We are excited to have them serving with us and look forward to continuing our partnership with the Service Commission in the future."

Carrie Booker, Executive Director Boys & Girls Club of Poplar Bluff

Would you like to receive Community Development information in your e-mail?

The Community Development Division has created an e-mail distribution list for news, upcoming events, and information. This is a way to get information to our customers fast. In the past we have used this to send out information on Jobs Now and Enhanced Enterprise Zone meetings throughout the state, to distribute the Community Compass, and to notify customers of upcoming training opportunities.

If you would like to be part of the e-mail list, please contact Angela Bayne at angela.bayne@ded.mo.gov today.



Brownfield Redevelopment Program Assists in Expansion in Kansas City and St. Louis

Company Expansion in Kansas City

State tax credits will help facilitate the clean-up and redevelopment of a property located at 416-422 Admiral West and 441 East 6th Streets in Kansas City.

The Missouri Department of Economic Development has approved up to \$96,000 in remediation tax credits through the Brownfield Redevelopment Program for the redevelopment of this property by McCown Gordon Construction, LLC. In addition, the company has been awarded Brownfield tax benefits up to \$76,200 annually for up to four years.

The owners of McCown Gordon intend to redevelop the site into its headquarters. The site is about .77 acres on two contiguous parcels of land. The owners plan to redevelop an underutilized 28,000-square-foot industrial building at 422 Admiral into office space. It is anticipated that the project may create up to 40 new jobs.

McCown Gordon is a fast-growing company and has outgrown its existing facilities. Owners determined the site on Admiral met their needs.

Redevelopment of Commercial and Residential Site in St. Louis

Additional state tax credits have been awarded to facilitate the clean-up and redevelopment of a property located at 1531-35 South 8th Street in St. Louis.

The Missouri Department of Economic Development has approved an additional \$350,000 in remediation tax credits through the Brownfield Redevelopment Program for the Soulard Apartments. The building, known as the old Welsh Baby Carriage Factory, is located within the Soulard Neighborhood Historic District.

The new tax credits will be added to \$577,000 in remediation tax credits that were awarded by DED last April.

Carriage Apartments LLC own the property and expect to create about 60 jobs with the project. The original award of tax credits was used to remove all asbestos and lead paint and redevelop the building as both residential and commercial space.

As the asbestos removal went forward, other obstacles

were found on the site. The new tax credit award will be used to remove impacted soil, the remediation of additional asbestos, and a total remediation cost increase.

The five-story, 190,000-square-foot building has been used as a warehouse for a horror novelties company since the Welsh Baby Carriage Factory went out of business in 1994. A portion of the building is also used seasonally as a haunted house attraction.

The renovations include the creation of 132 residential units and more than 23,000-square-feet of commercial space. A parking lot and other improvements are planned as well, including landscaping and lighting.

Company Expansion in St. Louis

State tax credits will help facilitate the expansion of International Food Products Corp. in St. Louis.

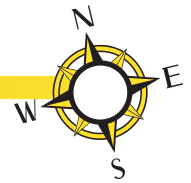
The Missouri Department of Economic Development has approved up to \$550,000 in remediation tax credits through the Brownfield Redevelopment Program for the company's expansion. Currently located at 8020 Virginia, International Foods' owners plan to renovate the existing building and then expand operations at a building on the adjoining site at 8125 Michigan.

The project will involve removing asbestos and lead-based paint at the building on Virginia, and then demolishing and constructing a new manufacturing and warehouse facility on the Michigan site. Several existing warehouse operations will be consolidated and 45 new jobs will be created.

International Foods plans to expand its food product line and begin manufacturing products now purchased from Chicago facilities.

These projects are eligible for assistance from the Brownfield Redevelopment Program in part because they were accepted into the Department of Natural Resources Voluntary Cleanup Program.

The Brownfield Redevelopment Program provides financial incentives for the redevelopment of publicly owned commercial/industrial sites that were abandoned because of contamination caused by hazardous substances.



State Awards Contingent Grants for Housing Development

The Missouri Department of Economic Development is prepared to award grants to Cape Girardeau, Carthage, and Strafford. The grants are contingent on the projects being selected for Low Income Housing Tax Credits awarded by the Missouri Housing Development Commission in December.

If the MHDC approves the projects, the Department of Economic Development will award:

- a \$200,000 Affordable Housing Grant to Cape Girardeau
- a \$200,000 Rural Affordable Housing Grant to Carthage
- a \$198,500 Affordable Housing Grant to Strafford.

Cape Girardeau intends to rehabilitate the 48-unit complex known as Cape Meadows Circle Apartments. The project involves repair and replacement of sidewalks and roofs, addition of insulation, installation of new lighting fixtures, replacement of all central air conditioning units and doors, new floor coverings and new paint. Residents will be relocated while construction is taking place. The complex is about 25 years old. Rehabilitation is necessary to provide a safe, livable condition for residents. The Community Caring Council is a sub-applicant on the project.

Carthage officials plan to turn the Drake Hotel into a 32-unit apartment building for elderly tenants. The building, which was constructed in 1922, has been vacant for about a year. A sub-applicant on the project is the Economic Security Corporation of the Southwest Area in Joplin.

Stafford intends to acquire and administer 24 single-family, three-bedroom homes with affordable rents for the community's lower income families.

Did You Know?

Every day between 7 and 8 houses are either newly constructed or renovated for low- and moderate-income families with the help of Community Development.

Missourians Know How to Make a Difference

More than 195 projects were registered and completed in Missouri during the sixth annual Make a Difference Day on October 23, according to the Missouri Community Service Commission.

Volunteers throughout the state participated in projects that included helping the elderly, community beautification projects, clothing and food drives, recycling efforts, planting trees, blood drives, building and rehabilitating houses, raising funds for hurricane victims, and gathering personal items for needy children in other countries and for men and women on military assignment.

"The Missouri Community Service Commission would like to express our greatest appreciation to all those Missourians who were empowered to make a difference during another successful Make a Difference Day in Missouri," said Linda Jackson, executive director of the Missouri Community Service Commission. "The Commission also thanks both Citigroup for sponsoring the event and the state's news media outlets for their continued support of Make a Difference Day."

Nationwide, 3 million people volunteered and united to participate in Make A Difference Day. Throughout our country, more than 2,300 service projects to benefit an estimated 30 million people were pre-registered.

Each year in April, hundreds of good deeds done on Make A Difference Day are selected for honors, headlines, and charitable donations. If you would like to register a project and have it to be considered, go to www.makeadifferenceday.com where you can fill out the online Award Entry DAYtaBANK or download and print an entry form to mail in.

The Missouri Community Service Commission is located within the Missouri Department of Economic Development, Community Development Division and oversees AmeriCorps programs in Missouri.





Water and Sewer System Improvements

New Sewer System for Pike County

The Missouri Department of Economic Development has awarded \$500,000 in CDBG funding to Pike County for a new sanitary sewer system.

The new system will serve residents of Ashley, St. Clement, Cyrene, and the surrounding areas. About 123 households will be served. Pike County applied for the funding on behalf of the county's Public Water Supply District No. 1.

In 2002, DED officials awarded \$12,000 in CDBG funds to Pike County to help pay for a feasibility study to determine how to proceed with solving the county's wastewater problems.

The areas to be served do not have a public sewer system. Septic systems, which are frequently antiquated and inadequate, serve the area. As a result of the poor condition of the systems, raw sewage is evident in ditches and yards.

County officials plan to install a STEP system to serve as the collection system, along with a re-circulating trickling filter to treat the sewage.

Village of Cedar Hill Lakes Public Sewer System

The Missouri Department of Economic Development awarded a \$500,000 wastewater grant through the CDBG program to the village of Cedar Hill Lakes. The rural community, located in Jefferson County, will use these funds to construct a public wastewater collection and treatment system.

Currently, Cedar Hill Lakes does not have a public wastewater treatment system so most residents depend upon private septic systems. However, sewage is surfacing and can be found in the road ditches. This creates a hazardous condition as many residents also depend upon private wells for water, which could become contaminated. The village proposes to construct a pressure collection system, using septic tanks, low flow pumps, and smaller force mains, as well as a treatment facility that uses a re-circulating and filter system.

In addition to state funds, the project is supported by local cash and in-kind funds and with a loan and grant from USDA Rural Development.

Livingston County Water System Improvements

A state grant will provide funding needed by Livingston County to tap into a new water source to provide an adequate supply to the public water system and comply with current clean water regulations.



The Missouri Department of Economic Development awarded a \$190,000 water grant through the CDBG program to Livingston County on behalf of the Livingston County Public Water Supply District No. 1. The district's raw water source has been declining for a number of years. The funds will help the district connect a water main to the city of Chillicothe, thus ensuring an adequate water supply for its customers.

The Livingston County PWSD No. 1 plans to construct a 100,000-gallon elevated water tank near Utica. The proposed project will also include installation of several linear feet of PVC pipe along Highways 36 and C outside of Utica, and the construction of a new pump station. In the process, the water main that runs from Utica and Mooresville will be replaced and, once the new system is in place, the current water treatment plant will be retired.

The Green Hills Regional Planning Commission prepared the grant application for this project. In addition to the state grant, the project is supported by local in-kind funds and a loan and public drinking water grant from the Missouri Department of Natural Resources.

New Madrid County Water System Improvements

A state grant will provide additional funding needed by New Madrid County to expand its public water system into the rural northern section of the county.

The Missouri Department of Economic Development awarded a \$500,000 water grant through the CDBG program to New Madrid County on behalf of the New Madrid County Public Water Supply District No. 5. The expanded

water service will benefit residents in Parma, Risco, Lilbourn, and Catron.

The New Madrid County PWSD No. 5 plans to construct approximately 74 miles of water mains with service meters and a backflow value to serve 200 customers in its final phase of expansion. A new water supply well will be constructed in the Malden Industrial Park to meet capacity needs. The district also plans to vacate its small rented office in Portageville and will construct a larger office and shop space at a central location in the county.

Dell Consulting prepared the grant application for this project. In addition to the state grant, the project is supported by local in-kind funds and a grant and loan from USDA Rural Development.

City of Tracy Public Sewer Improvements

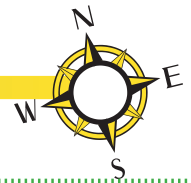
The city of Tracy in Platte County will be able to make improvements to its deteriorating public sewer system, thanks in part to a grant from the Missouri Department of Economic Development.

The Department awarded a \$465,000 wastewater grant through the CDBG program for the city of Tracy. The funds will help the city make wastewater system improvements that will benefit the entire city.

The city plans to decommission the current sewer package treatment plant and then construct a city-wide gravity sewer collection system and a single, primary pump station and force main. The wastewater will be pumped into nearby Platte City's newly expanded sewer system for treatment. Every residence and business within the city will be connected to the new system and it will be able to accommodate future growth and development.

In addition to state funds, the project is supported by local in-kind and cash through a loan from the Missouri Department of Natural Resources. The Mid-America Regional Council prepared the state grant application on behalf of the city.





CDBG Public Hearings Held in November

The Missouri Department of Economic Development, in conjunction with the Missouri Housing Development Commission, the Department of Health & Senior Services, the Department of Social Services, and the Department of Mental Health, conducted a series of public hearings to assess the State's Action Plan needs for 2005.

The U.S. Department of Housing and Urban Development (HUD) requires the State of Missouri to publish an annual "Action Plan" outlining the use of HUD funds for the following programs administered in the state:

- Community Development Block Grant Program (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Shelter Grant Program (ESG)
- Housing Opportunities for Persons With AIDS (HOPWA)
- Continuum of Care/McKinney-Vento Homeless Assistance Act Funds

These programs receive a total annual allocation of approximately \$50 million and serve the "non-entitlement" areas of the state - cities less than 50,000 in population and counties less than 200,000 in population.

The State collected information on the housing, community, and economic development needs for the State of Missouri and assembled a consolidated strategic plan for 2003 - 2007. As an annual addition to this Consolidated Plan, the FY-05 Action Plan must include proposed program budgets, intended use of funds, eligibility requirements, application processes, and any set-aside information.

The public was invited to examine the draft Action Plan and either send written comments or attend one of six public hearings that took place in November. During the public hearings, each program was discussed and proposed changes were reviewed. The hearings were held in Carthage, Mountain View, Portageville, Jefferson City, Macon, and Albany.

The final version of the FY-05 Action Plan will be submitted to HUD in February, and funds will be made available at the beginning of the FY-05 program year, April 1, 2005.

MCB Celebrates 41 Years

The 41st annual Missouri Community Betterment (MCB) conference, held October 24-25 in Columbia, attracted more than 400 volunteers, community leaders, and youth from across the state.

At the MCB awards ceremony, Governor Bob Holden honored a number of communities and individuals for accomplishments in improving the quality of life in their towns. The City of Houston in Texas County won the grand prize for its outstanding involvement with community betterment projects.

"Although there are many elements that make up a community, our communities are really defined by the people who work to make a difference in the place they call home," Holden said. "The excellent quality of life that is found in most Missouri communities is a direct reflection on the numerous volunteers who give of their valuable time and effort to better their neighborhoods and communities."

The conference featured sessions on a variety of revitalization efforts as well as presentations by MU basketball coach Quin Snyder, Miss Missouri 2004, and representatives from state agencies and community organizations.

This year, 43 communities entered the MCB awards competition. For a complete list and photographs of the winners, visit the MCB website at www.mocommunitybetterment.com.

The awards competition and annual conference are sponsored by the Missouri Community Betterment Educational Fund (MCBEF), a not-for-profit organization made up of major corporations, governmental agencies, and private businesses in Missouri.



Grand Prize Winners - The City of Houston



Continued from Page 1

Downtown (cont.)

In addition to CDBG funds, the project will be paid for by private funds, local funds, and in-kind sources. Another partner, Boonslick Regional Planning Commission, prepared the application on behalf of Warrenton.

Houston, located in Texas County, has been awarded a \$360,000 downtown revitalization grant through the Community Development Block Grant program. Downtown Houston, Inc. is a sub-applicant on the project. The area that will be improved includes Grand Avenue between Highway 63 and Walnut Street, First Street between Highway 63 and Walnut Street, and Second Street between Chestnut and Walnut streets.

The proposed project includes the resurfacing of Grand Avenue, about 700 square yards of new sidewalks, new storm sewer lines, pedestrian crosswalks, handicap ramps, street lighting, landscape areas, and new signage. The improvements are expected to eliminate hazards and bring the city into compliance with standards set by the Americans with Disabilities Act. Many of the community's sidewalks are cracked and in unsafe condition, as is the surface of Grand Avenue. And, a large number of businesses either do not have sidewalks or, those that do, are not handicapped accessible. In addition, the new lighting is expected to provide better illumination, improving safety for pedestrians.

Funding for the project will be supplemented by local funds, in-kind sources and private investment.



Did You Know?

Every 5 days an infrastructure system in Missouri is either newly constructed or improved with the help of Community Development.

State Emergency Grants Awarded to Two Communities

The Missouri Department of Economic Development will provide state emergency grants to the village of Roscoe in St. Clair County to replace its fire station, which was destroyed by a tornado in May, and to Mercer County to help replace a bridge that crosses Sandy Creek in Madison Township. The bridge was damaged during flash flooding in May.

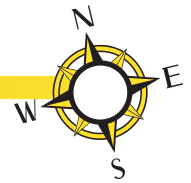
The Department has approved the village of Roscoe's application for a \$287,949 emergency grant through the CDBG program. State funds will be used in combination with cash and in-kind labor from the city to construct a new fire station.

The proposed project consists of construction of a 38 x 80 foot fire station that would contain four truck bays, an office, training room, bathroom, storage and a basement storm shelter. Because the city plans to construct the new station at a different location, a new well must also be drilled and the existing septic tank must be pumped before it can be used.

The Department has also approved Mercer County's application for a \$264,600 emergency grant through the CDBG program. State funds will be used in combination with cash and in-kind services from the county to construct a new bridge. The new bridge's design must receive approval from the Missouri Department of Transportation prior to construction.

The proposed project consists of construction of a new 142-foot bridge located 18.5 feet above the streambed. The county's bridge crew will work on the approach to the bridge and install bridge railings, fencing and signs. The new bridge will eliminate a 15-mile detour that was created by the destruction of the old bridge.

CDBG funds are provided through federal sources and administered by the state of Missouri. Funds will be released as certain requirements set forth by the program are met. The program provides economic development grants and loan funds to cities with a population under 50,000 and counties under 200,000. Emergency grants assist communities that lack adequate funds to address urgent infrastructure needs when an unexpected event threatens the health and safety of local residents.



Community Development Staff



Ann Perry has taken the position of Manager of the Tax Increment Financing Team, a new team recently added to the Community Development Division. Between working in Business Development & Trade and CD, Ann has been with the Department for 9 years in different capacities. Most recently, she was the Manager of the Investment Tax Credit Team.

As manager of the Tax Increment Financing Team, Ann will be responsible for TIF increment payments and the TIF annual report. She will also oversee the MODESA and MORESA programs.



Hal Van Slyck joined the Tax Increment Financing team as an Incentive Specialist. He will be working with the MODESA and MORESA programs. Hal comes from careers in retail and commercial banking and marketing management.

Hal is a graduate of Washburn University, Topeka, KS, with a BA degree in Political Science and Communications. Hal has enjoyed a lifelong passion for aviation, formerly serving as a member of a U.S. Navy light bomber squadron, and he is a licensed private pilot.



Debra Baker joined the Tax Increment Financing Unit as an Assistant. The new team will be managing MODESA, MORESA, State TIF and the reporting requirements for local TIF and CIDs.

Debra comes to Community Development from the Missouri Army National Guard where she recently retired from her position as Senior Personnel Services Sergeant. She has previously worked with the State of Missouri in the Departments of Mental Health and Corrections.



Jennifer Presberry has accepted the position of Planner for the Planning Team. Jennifer will be working with the Enhanced Enterprise Zone Program and the Missouri Community Assessment and Planning Process (MoCAPP). Jennifer provides technical

assistance for a community during the application phase of both programs, as well as supports the division in its budgeting and strategic planning process.

Jennifer recently graduated from the University of Missouri – Columbia with Bachelor of Science and Masters degrees in geography.



Gabrielle Fee has accepted the position of Accountant for the Investment Tax Credit Team. Gabrielle was previously an Accountant II/Auditor in the Division of Administration, Financial Systems. She has been with the Department of Economic Development for over 4 years.

Gabrielle obtained a BS in Business Administration from Lincoln University.

COMMUNITY COMPASS

Community Compass is the official publication of the Community Development Division of the Missouri Department of Economic Development. If you have an article you would like to see in the Community Compass or any comments you would like to make about the publication, please submit it to Community Development, PO Box 118, Jefferson City, MO 65102 or via e-mail to cd@ded.mo.gov.

Division Director - Sallie Hemenway

Public Information Specialist - Angela Bayne



CDBG PROGRAM HIGHLIGHTS

Company Expansion and New Jobs in Nevada

A state grant will assist the expansion of an aircraft parts company in Nevada, bringing 55 new jobs and \$1.5 million in investment.

The Missouri Department of Economic Development has awarded a \$500,000 Industrial Infrastructure Grant through the CDBG program to Nevada. The grant will pay for infrastructure improvements needed for the expansion of Precision Aero Services.

Proposed improvements include a new airport terminal for Nevada, replacing the existing one that lacks adequate space, is poorly insulated, has no electronic surveillance, has structural issues, and does not provide technological features needed for corporate travelers. Since Precision Aero's clientele consists of aviation companies, the Nevada airport is an important tool and must provide adequate runway and airport provisions to help the company successfully expand.

In addition to CDBG funds, city funds, in-kind sources and funds from the Missouri Department of Transportation will help pay for the project.

Senior Citizen Housing Units in Newburg

A state grant will aid in the rehabilitation of the Newburg Community Housing apartments for low-income senior citizens in the rural Phelps County city.

DED approved a \$172,200 open cycle housing grant through the CDBG program for the city of Newburg on behalf of the Newburg Community Housing Inc. The grant will provide funding to make repairs to the 30 year

old housing units and to bring all of them into compliance with current Americans with Disabilities Act standards.

The Newburg Community Housing Inc. is a not-for-profit organization that provides 24 one-bedroom apartments for low-income senior citizen residents. The organization will use the funds to make structural upgrades to the units, such as replacing and weatherizing windows and doors, replacing shingled roofs with metal roofing, applying vinyl siding, installing new gutters, and replacing worn countertops. In addition, porches on 17 apartments will be modified to meet ADA standards.

The Meramec Regional Planning Commission prepared the application for this project. In addition to state funds, cash and in-kind funds will be provided by Newburg Community Housing Inc. and the city.

Callaway County Senior Citizen Assistance

A state grant will help Callaway County officials assist senior citizens with life enrichment and educational opportunities.

The Missouri Department of Economic Development has approved a \$250,000 Innovative Grant through the CDBG program for Callaway County on behalf of the Callaway Senior Centers. Funds will be used for the Senior Life-Long Learning Project.

The Life-Long Learning project includes a new 10,000-square-foot senior citizen building that will feature numerous innovative components, such as computer classrooms, a game room, living room, and a room for health screenings. An expanded dining room, kitchen, and offices will complete the center.

Besides CDBG funding, the project will be paid for with in-kind and private funds, as well as state Neighborhood Assistance Program tax credits.

Improvements at Dunklin County Courthouse

State funds will assist in improvements to the Dunklin County Courthouse, increasing accessibility to public amenities and the full range of court services provided there.

The Missouri Department of Economic Development has approved a \$166,825 grant through the CDBG program for Dunklin County. These funds will help bring the county courthouse in Kennett into full compliance with the Americans with Disabilities Act.

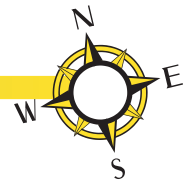
The grant will be combined with local funds so the county can modify the route into the courthouse and the elevator that serves all three floors; renovate restrooms; widen or automate entrances; replace drinking fountains, pay phones and tables; raise the courtroom floor; and install ADA signs.

The Bootheel Regional Planning and Economic Development Commission prepared the state grant application on behalf of Dunklin County.

Iowa-Based Manufacturer Relocates to Clarence

A state grant will help fund improvements to a vacant industrial facility in Clarence so an aluminum casting manufacturer can relocate in the rural Shelby County city. As a result, the company will invest approximately \$2.5 million and create 70 new full-time jobs within two years.

The Missouri Department of Economic Development approved \$600,000 in



CDBG PROGRAM HIGHLIGHTS

CDBG funds to the city of Clarence. The funds, used in combination with cash and in-kind services from the city, will be used to make facility improvements and to purchase and construct a heat-treating furnace necessary for the relocation of Fairfield Aluminum Company (FALCO). The city currently owns the facility and will lease it to FALCO.

FALCO, based in Fairfield, Iowa, produces commercial grade aluminum castings for companies like John Deere, Caterpillar, General Electric, Cummins Engine, Ford Motor Company, and Peterbilt Truck. With sales growing more than 30 percent in 2004 and forecast to grow by another 20 percent in 2005, the company needs to expand its capacity. The facility in Clarence was selected over several sites in Iowa.

Workers at the Clarence facility will perform secondary machining/trimming and heat-treating operations on parts currently produced in the Fairfield, Iowa facility.

Sedalia Study of Whiteman Air Force Base

A state grant will help fund a baseline study of Whiteman Air Force Base that will enable Sedalia and surrounding communities the opportunity to explore economic development opportunities.

The Department of Economic Development awarded a \$52,000 grant for this study through the CDBG program to Sedalia. The project will also benefit all of Pettis County as well as Johnson County.

Community leaders within a 50-mile radius of the base have formed the Whiteman Area Leadership Council. The organization plans to use the funds to finance a study prepared by a consulting firm. The study is expected to present a comprehensive list as well as recommended actions that the communities should pursue in order to take advantage of the presence of the base.

Manufacturing Company to Locate in Bonne Terre

A state grant will help fund infrastructure improvements in the Bonne Terre Industrial Park so a housing component manufacturer can relocate to the city of Bonne Terre. As a result, the company will invest more than \$770,000 and create 30 new full-time jobs within two years.

The Missouri Department of Economic Development approved a \$267,774 industrial infrastructure grant through the CDBG program to the city of Bonne Terre. The funds, used in combination with in-kind funds from the city, will be used to make road, storm water, sewer and water system improvements necessary for the location of Zoro Manufactured Homes Inc.

Zoro Homes was originally incorporated in Illinois in 2002. The company manufactures panelized components, such as floors, walls, and roofs, for housing, garages, commercial buildings, apartments, and condominiums. Consumer demand for panelized buildings has resulted

in the need for a larger manufacturing facility. The site in Bonne Terre was selected because of its excellent location and workforce, as well as the availability of financial assistance from the city and state.

The city is currently constructing a new access road into the industrial park from Highway 67, which will accommodate increased truck and worker traffic created by the location of Zoro Homes. The CDBG funds will allow the city to extend the access road to the new facility and make storm sewer improvements to address potential issues of storm water runoff surrounding the new facility. In addition, sanitary sewer and water system improvements will be made to provide those services to the new company and future projects that locate in the industrial park.

The Southeast Missouri Regional Planning and Economic Development Commission submitted the application on behalf of Bonne Terre.

Did You Know?

*Every dollar
of Community
Development investment
attracts \$3.86 in
additional funds to
projects in Missouri
communities.*

COMMUNITY DEVELOPMENT BLOCK GRANT funds are provided through federal sources and administered by the State of Missouri. Funds will be released to grantees as certain requirements set forth by the CDBG program are met. The program provides economic development grants and loan funds to cities with a population under 50,000 and counties under 200,000.



DEPARTMENT OF ECONOMIC DEVELOPMENT
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Community Development Calendar

January

- 4 – CDBG Application Training, Farmington
- 5 – CDBG Application Training, Poplar Bluff
- 6 – CDBG Application Training, Mansfield
- 7 – CDBG Application Training, Lamar
- 7 – AmeriCorps Concept Papers, Competitive Applications, and Education Award Applications Due

10 – Inauguration Day

- 13 – CDBG Application Training, Cameron
- 14 – CDBG Application Training, Shelbyville
- 17 – Martin Luther King, Jr. Day**
- 19 – CDBG Application Training, Jefferson City
- 19 – YOP Application Workshop, Jefferson City
- 19 – NAP Application Workshop, Jefferson City
- 25 – NAP Application Workshop, St. Louis
- 28 – NAP Application Workshop, Springfield

February

- 1 – NAP Application Workshop, Blue Springs
- 8 – Community Development Roundtable, Washington
- 11 – Lincoln's Birthday**
- 17 – YOP Application Workshop, Springfield

21 – President's Day

- 24 – Community Development Roundtable, Sikeston
- 25 – Community Development Roundtable, Farmington

March

- 7 – Community Development Roundtable, West Plains
- 8 – Community Development Roundtable, Lebanon
- 10 – YOP Application Workshop, St. Louis
- 15 – CDBG Community Facility Application Deadline
- 17 – NAP Application Workshop, Jefferson City
- 29 – Community Development Roundtable, Carthage
- 30 – Community Development Roundtable, Springfield

April

- 5 – Community Development Roundtable, Clinton
- 7 – NAP Application Workshop, Blue Springs
- 7 – YOP Application Workshop, Blue Springs
- 15 – CDBG Planning Application Deadline
- 20 – AmeriCorps*State Formula and Planning Grant Applications Due